

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: BCG Partners L.L.C.

This Department has no objections to this application.

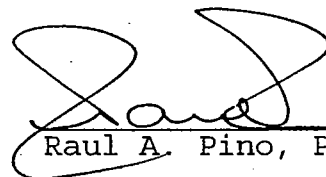
Lots facing SW 304 St. must have circular driveways.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate **47 PM** daily peak hour vehicle trips. The traffic distributions of these trips to the adjacent roadways reveal that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

Sta. #		LOS present	LOS w/project
9212	Krome Ave. n/o SW 288 St.	A	A
9942	SW 304 St. w/o US-1	B	B
9948	SW 312 St. w/o US-1	B	B
F-84	SW 344 St. e/o SW 187 Ave.	B	B

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.



Raul A. Pino, P.L.S.

MAR. 02 2004

Date